

PLANNING & ZONING COMMISSION

May 17, 2022

6:00 p.m.

Channahon Municipal Center (Board Room)
24555 S Navajo Drive
Channahon, IL 60410

1. Call to Order

Meeting called to order at 6:00 p.m.

2. Pledge of Allegiance

3. Roll Call

Present: Commissioners Madding, Blackburn, Larson, Thurlby, Weaver, Gray present remotely and Chairman Ciarlette

Others Present: Mike Petrick, Director of Community Development & Information Systems; Karen James, Planner; Tom Durkin, Village Administrator; Mary Jane Larson, Inspections Coordinator

Chairman Ciarlette read virtual meeting policy and meeting recording statement.

4. Public Comment

None

5. Approval of Minutes – None

6. Public Hearing – Application for Zoning Change from A-2 Rural Residence District to RE-2 Estate Single Family Residence District for Lot 5 of Rittof-Moorman Resubdivision Phase Two: part of 25715 S Blackberry Lane filed by Aubry White

Motion to open the public hearing made by Commissioner Blackburn. Seconded by Commissioner Thurlby. All Ayes, Motion Carried.

Karen James presented the staff report.

Chairman Ciarlette asked if the zoning change to RE-2 Estate Single Family Residence District will only be for Lot 5.

James said yes, only Lot 5 would be changed not the remainder of original Lot 1, which is the new Lot 6.

Ciarlette asked if they decide to build on Lot 6 would they change the zoning at that time.

James said no, there is already a home built on Lot 6.

Commissioner Larson asked if the driveway would line up with the driveway for the pole building in the report photos.

James said yes regarding the driveway.

Ciarlette asked if there were any other questions from the board or anyone in the audience. Since there are no questions she asked for a motion to close the public hearing.

Motion to close the public hearing made by Commissioner Thurlby. Seconded by Commissioner Larson. All Ayes, Motion Carried.

7. Review and Recommendation – Final Plat of Resubdivision: Rittof-Moorman Resubdivision Lot 1 filed by Aubry White

Motion to recommend that the Village Board approve the Rittof-Moorman Resubdivision Phase Two Final Plat of Subdivision subject to approval of the rezoning of Lot 5 to RE-2 made by Commissioner Blackburn. Seconded by Commissioner Madding. All Ayes, Motion Carried.

8. Review and Recommendation – Zoning Change from A-2 Rural Residence District to RE-2 Estate Single Family Residence District: part of 25715 S. Blackberry Lane/Lot 5 of Rittof-Moorman Resubdivision Phase Two filed by Aubry White

Motion to recommend that the Village Board approve the Rezoning from A-2 Rural Residence District to RE-2 Single Family Estate Residence District made by Commissioner Thurlby. Seconded by Commissioner Larson. All Ayes, Motion Carried.

9. Public Hearing – Application for Zoning Change from C-1 Local Shopping District to R-3 Multi-Family Residence District and a Special Use Permit for a Planned Unit Development (PUD) for the Central Park East Apartments project consisting of two (2) three-story multi-family buildings with 24 units each, on-site parking, dog park, gazebo and stormwater management facilities: 24740 W Eames Street filed by Equity Trust Custodian FBO Paul Swanson

Motion to open the public hearing made by Commissioner Weaver. Seconded by Commissioner Larson. All Ayes, Motion Carried.

Karen James presented the staff report.

Ciarlette asked if there would be any fencing around the detention pond.

James said there would not be fencing, but the pond would meet the IDOT setback requirements from the road.

Madding asked if there were any changes from the original concept plan and if a park was included in the concept.

James stated there are no changes from the original concept plan and only passive amenities were included in the plan.

Blackburn asked how many other apartment complexes are in the village and is there a need for additional complexes.

Petrick said the largest complex would be Mallard Point with around 250 units. On Blackberry Lane there are 4 apartment buildings and Bridge Street has single-story row home style apartments. There are the senior apartments at St. Elizabeth Residence, which are restricted to over 65 residents.

The applicant representative Paul Swanson was present to answer questions.

Ciarlette asked Mr. Swanson what the rental cost would be for the apartments.

Swanson said the larger units may rent for \$1,850 to \$1,900 a month and include washer, dryer, upgraded appliances and countertops. Each unit would have a private balcony or patio.

Larson asked if the current minimum square footage code requirement for new construction is 1000, and was the 1000 square foot always the minimum or has this recently changed for new apartment buildings.

Petrick stated the square footage minimum applies to new projects and is not new to the code. He stated he did not know the minimum square footage of the existing apartments in Channahon.

Weaver asked if the project has a maximum occupancy limit for a two-bedroom or 1-bedroom. Would there be a limit on how many people may live in each unit?

Swanson stated the management company would handle the occupancy requirement. But normally a 1-bedroom unit would be for 1-2 people. The 2-bedroom may have 2-3 occupants. James stated that the building code included minimum for space per person per bedroom, which is the same for all residential units.

Thurlby asked how many parking spots would be available for each unit and would there be additional parking for visitors.

James said there would be 2 parking spaces for each unit. One-bedroom units may have one vehicle and not use the 2nd parking spot. There is not additional parking for visitors.

Thurlby asked if there would be assigned parking spots.

Swanson said no they would not have assigned parking.

Thurlby questioned if there was a lot of student traffic walking to and from school.

Petrick said being a K-2 school most of the students would ride the bus and not walk.

Thurlby was concerned for the dog park's proximity to the school.

James said the dog park would be fenced.

Ciarlette asked if there would be outside seating in the gazebo and grills provided.

Swanson said there would be 2 grills available and seating along the tables.

Thurlby asked if all the apartments are accessed through exterior doors.

Swanson said the apartments will be accessed from indoor corridors. Only 1st floor units have access outside via the patio doors.

Thurlby asked if there would be elevators.

Swanson said there are discussions currently about elevators being installed.

James said the fire district would prefer the units have elevators.

Ciarlette asked the commission if they had any additional questions. Ciarlette opened comment to the public. She explained to the audience she will swear everyone in at the same time who plan to make a public comment. She commenced with the swearing in and advised whomever speaks to sign in and speak at the podium.

John Rossi said he represents the owner of the building at 27463 W Eames Street. Their main concern is water runoff from the proposed parking lot. He asked how is the water collected in the parking lot? Is it through storm sewers or runoff? Also, how is the water collected from the road system and how does the water from the road system get to the detention pond?

Patrick said the parking lots do have catch basins and they're connected to the storm system then to the detention system.

Swanson said all the water stays on site and is directed to the detention area.

Rossi said good and he stated this is a beautiful project.

Bradley Denton, owner of Cherry Bomb across Route 6 from the proposed project does not agree with changing the zoning. He feels changing the zoning from commercial takes away possible tax dollars from future businesses that may go there. Why isn't the village looking at the property across the street from the village hall for the apartments? Why not build behind the new Dollar General on Peninsula or property by the high school. He doesn't think these luxury apartments will rent when you can rent a single-family home for the amount proposed for these units. The units are not affordable and maybe they should design something more affordable. He does not feel this is the best use of the property, especially because he owns commercial property. Knowing that he can tear off his roof and put apartments above his ice cream shop. They could remove the strip malls roofs and rebuild it and put residential apartments above them. He understands there is limited apartments and wants to help out but what is the long-term effect. The property was designed to be commercial and have retail and generate sales tax. What is the long-term effect if retail doesn't come in for that place? What was the plan long-term to generate sales tax dollars? He feels there is better use for this. No offense Mr. Swanson the plans and building look nice but not the best use of this property. He thinks when this was presented

originally the kibosh should have been put on the project. The village should have a site plan ready for this property when retail developers come in and be ready for development not to use as residential. He does not want the village to become like Frankfort with over development. He has talked to the residents here and they are not happy with this proposed project. He wants everyone to know these residents are future votes. He said each one of these residents are here to speak tonight and tell you no. He said please remember that and reiterated it is a bad idea to change the zoning from commercial to residential.

Patti Ludwig said she has lived here for 41 years. The village has screwed up the streets in the subdivision and are badly designed. Streets go one way and then another. Traffic is horrible and people fly up and down. There are families constantly walking there and jogging. People are walking their kids to school and riding their bikes. The area is busier than you think. Putting 48 apartments on the other side and that will make their property values go down. It is not feasible with the school and the traffic will increase. What happens if the apartments can't be rented because of the proposed high rents? Then it will become low income rental apartments. There are always activities going on at the park and school and where is everyone expected to park if the apartment complexes are put in? When she bought there, she wanted to put on a second floor because they had 3 kids to raise, but were told no. Now you are going to put in 3 story apartment buildings and they are going to look down on their homes and in their yards. Their yards are small. They can't go up on their homes. They will not have any privacy. She thinks it's a bad idea to have renters. It does not matter what the rent cost is they will rent for a while and then move. People who live in houses are stable but renters? They will be across the street from a school. Think about it if you had a child or grandchild going to the school. Wouldn't you want a managed area on who will be around your child? You don't know what your going to get in apartments. She said they will vote and it is not a threat they will vote. She stated she has been happy with Channahon for 41 years, but she is not happy with Channahon today.

Tom Madigan stated he owns a commercial building next to the building. He lives in Minooka but he wants to explain how apartment rentals changed in Minooka. What happens is the property deteriorates as times go on and then the property will become Section 8 rentals. This is something to think about. The project looks good and pit run soil will take care of the water concerns.

Robin Morris stated she has lived in Channahon for 17 years and recently built a new home in the Town Center. She is not comfortable with a dog park so close to the school. Her daughter is afraid of big dogs. She wants to know how many dogs people would be allowed per unit and will there be breed restrictions. She's worried because people leave their dogs unleashed in dog parks. She said you would assume people would keep their dogs leashed until they are in the dog park but if you frequently visit dog parks that isn't always true. Living in Channahon she knows the leash law is not followed frequently by individuals. Also, she is concerned with only 2 parking spots for each unit. What happens when a tenant has a party, overnight guests and if there are teenagers living there they will have cars. There is no visitor or overflow parking so where do the vehicles go? Will those extra vehicles have to park out on the residential streets or moving out in front of the school?

Ciarlette asked Swanson if he has answers about the dog questions.

Swanson said the dogs would be handled by the management company but usually the limit for dogs is 30 pounds. The idea of the dog park is to keep the dogs within the fence so they may run around.

Chuck Spalding stated he lives adjacent to the driveway. He said the road is always busy when he comes home. He normally has to wait to pull into his driveway after work because the school buses are backed up waiting to pick up the kids. He's concerned with flooding issues and believes the water will go on Roberts Road and not flow to the detention pond.

Randy Pehlke said there is so much activity going on in the area especially in the summer time. There are the joggers and dog walkers. He said the buses do have to line up and wait to get to Galway. Another issue if the Route 6 access was a right-in/right-out access, they want to go east there is only a right turn allowed. Otherwise they have to come out on Roberts which they do have a turn arrow to go east, but the light takes 5-7 minutes to activate. No one is going to wait that long. They will find out if they go to Sunset and then Junior they can pop out to Route 6. That is going to bring a lot more traffic on these streets. The circumstances to consider is putting an additional 100 people on 3 acres of land. The parking will result in people parking on Roberts. Naturally they won't be able to park out on Route 6. Sunset Drive is too skinny. When they have Fed Ex delivery come, traffic cannot get around them. Sidewalks are 16-17 inches off the roadway. That wasn't a smart move when they planned that. When people are walking on the sidewalk they have to watch out so they are not hit by the vehicle's side mirrors. There are things to consider here. The buildings are beautiful but 10-15 years down the road and with inflation, gas prices now \$5 a gallon they're going to need to lock up their gas cans and cabinets. This will bring in 100 people you don't know. He's not saying everyone is bad or not perfect but you have to consider bringing all these people in to a small residential area and right by a school. Will the tenants be properly screened for sex abuse or violence? Will this process be handled by management? This is something to think about because they are 50 feet from the school.

Janice Satori stated she works for the school district as a bus driver. She said it is just as frustrating for the school bus drivers as the residents. There are a lot of walkers and car riders from the school. There is so much traffic already there she can't imagine bringing more traffic. They already have a hard time getting out on Route 6 and have to wait for traffic. Their subdivision is very small and everyone knows each other. This will bring in people no one will be comfortable with. You can do screening of people when they fill out forms to move in but people come and stay at those people's units and may be offenders. They don't add them to their lease as staying there. What do we know about them. The school right there to be concerned about. She is also concerned about the dog park and not putting them on leashes. The dogs will end up running loose in their neighborhood. It is a lot to be concerned with and she does not feel this is the best use of the property. She is not opposed to apartments being built in Channahon but definitely feels it is not the best piece of land for them. It is already so congested there and it will lead to more accidents.

Denton stated he forgot to mention he saw the planned shrubberies to be planted, shrubberies and trees die. His concern is Harris Bank worked a deal to keep the ATM machines still operating and they get a lot of traffic. His concern is screening and everything. There are cars coming in and out all the time from his business and is he going to get complaints for lights that he was forced to keep on? Will there be complaints when car lights shine across the street into windows when leaving his property? His concern as a business owner is staying open until 10:00-11:00 at

night serving ice cream and residents complain, will our hours start to be limited? What about Ozinga down the street and the limitations on hours they are open? The village won't allow Ozinga to send out delivery trucks until 7:00 in the morning. Ozinga wanted to put in a batch plant in here and bring concrete trucks to service and build the area but were not allowed. The batch plant went in to Joliet and we lost a lot of jobs for drivers that live here in the village. We have to look at the limitations for this, too. By changing this to residential will it limit some of the commercial businesses near the site because of noise complaints of people living in the apartments? What about the fitness center there, will they get complaints because people may exercise as early as 4 or 5 in the morning. When people are exercising and dropping weights and making noise will the people complain it is too loud? People have told him to look at all the new customers he may get from the apartments. The amount of money the renters could possibly bring in is not enough to matter for his business. Parking is going to be an issue. The overflow of vehicles will end up parking in the school parking lot all night. This will result in the teachers not having anywhere to park when they get to school. He doesn't think it is fair when people built their homes in the subdivision they were not allowed to have a 2-story home. So why are these buildings being allowed to have 3 stories? Great development idea but there are much better properties available to built the apartment buildings. He wants to keep the zoning as commercial and bring in new businesses instead of changing it to residential.

Ciarlette asked if anyone else would like to speak and no one else did.

Motion to close the public hearing made by Commissioner Blackburn. Seconded by Commissioner Weaver. All Ayes, Motion Carried.

Thurlby asked if the dog fence would be 4 feet tall.

Swanson said the fence would be 4 feet tall.

Thurlby asked if there would be a double gate.

Swanson said it would be a double gate so the mower will have access to cut the grass.

Chairman Ciarlette asked if Commissioner Gray had any questions. He stated no.

10. Review and Recommendation – Zoning Change from C-1 Local Shopping District to R-3 Multi-Family Residence District, 24740 W Eames Street filed by Equity Trust Custodian FBO Paul Swanson

Motion to recommend that the village board approve Rezoning from C-1 Local Shopping District to R-3 Multi-Family Residence District made by Commissioner Blackburn. Seconded by Commissioner Gray. Roll Call: Commissioner Gray – No; Commissioner Madding – No; Commissioner Blackburn – No; Commissioner Larson – No; Commissioner Thurlby – No; Commissioner Weaver – No.

11. Review and Recommendation – Site Plan: Central Park Apartments, 24740 W Eames Street filed by Equity Trust Custodian FBO Paul Swanson; to allow for the construction of the Central Park East Apartments project consisting of two (2) three-story multi-family buildings with 24 units each, on-site parking, dog park, gazebo and stormwater management facilities

Motion to recommend the village board approve the Final Site Plan, subject to staff review and approval of final engineering made by Commissioner Gray. Seconded by Commissioner Thurlby. Roll Call: Commissioner Gray – No; Commissioner Madding – No; Commissioner Blackburn – No; Commissioner Larson – No; Commissioner Thurlby – No; Commissioner Weaver – No.

12. Review and Recommendation – Special Use Permit for a Planned Unit Development (PUD): Central Park Apartments, 24740 W Eames Street filed by Equity Trust Custodian FBO Paul Swanson

Motion to recommend that the village board approve the Special Use Permit for Planned Unit Development made by Commissioner Gray. Seconded by Commissioner Weaver. Roll Call: Commissioner Gray – No; Commissioner Madding – No; Commissioner Blackburn – No; Commissioner Larson – No; Commissioner Thurlby – No; Commissioner Weaver – No.

Petrick said the project would be presented to the Village Board at the June 6, 2002 meeting with a recommendation of denial.

13. Other Business – None

ADJOURNMENT

Motion to adjourn made by Commissioner Thurlby. Seconded by Commissioner Madding. All Ayes, Motion Carried. 7:19 p.m.

Submitted by

Mary Jane Larson, Inspection Coordinator